

## PRIME LEASEHOLD RESTAURANT MK1 SHOPPING AND LEISURE PARK

**CHIMICHANGA, UNIT 8 STADIUM WAY WEST, DENBIGH NORTH, MILTON KEYNES, MK1 1ST**

- Best located restaurant in successful scheme
- Profitable site closing due to discontinuation of Chimichanga brand
- Average Net Turnover £1,265,000 pa over 3 years
- 11 screen Odeon Cinema, Milton Keynes Stadium and Bounce Indoor Trampoline Park
- Circa 140 internal covers with 64 external covers
- Modern build with south facing external terrace

### LEASEHOLD

**OFFERS INVITED FOR THE LEASEHOLD INTEREST, FIXTURES AND FITTINGS**

**SUBJECT TO CONTRACT** sole selling/letting agents

COUNL216

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## Location

MK1 Shopping and Leisure Park is a successful shopping and leisure scheme, located approx. 2.5 miles away from Milton Keynes Central. The restaurant prominently sits at the north side of the park with anchor tenants; Ikea, ASDA and Primark. Other restaurant operators nearby include; Nando's, Pizza Express, TGI Fridays, Bella Italia and McDonald's.

A location plan is attached.

## Description

Attractive modern corner unit with extensive glazed frontage. Outside seating for 64 covers to the front of the building.

<b>Ground Floor</b>	Provides circa. 150 covers, prep area with fridge/freezers, trade kitchen, bar server, male, female and disabled WCs, ancillary storage.
<b>Mezzanine</b>	Staff changing area, storage & M&E

The floor areas have not been measured. Floor plans provided by our client show approximate gross internal floor areas as: -

<b>Ground Floor</b>	4,000 sq ft
<b>Mezzanine</b>	250 sq ft
<b>Total</b>	4,250 sq ft

NB: The floor areas set out are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

## Services

The property is believed to be connected to all mains services.

## Licensing

Permitted to sell alcohol between the hours of:

Monday-Saturday:	10:00am – Midnight
Sunday:	10:00am – 23:30pm

Not restricted to a restaurant licence.

## Tenure

Held leasehold for a term of 25 years expiring 2039. The passing rent is £132,132 per annum subject to review in September 2019 and every 5 years thereafter.

User - Licensed restaurant with ancillary bar and with or without ancillary takeaway or for any other use within Use Class A3 specified in the Town and Country Planning (Use Classes) order 1987 as amended.

Service charge for the year currently £5,088

## Planning

The property is not listed nor situated within any Milton Keynes Conservation Areas.

## Rating Assessment

The property is listed as "restaurant and premises" with a rateable value of £142,000 with effect from 1st April 2017.

### Exclusions

The name and anything branded "Chimichanga", computers, tills, stock, coffee machine, anything leased, stock, small wares, awnings, café barriers, signage and swan lights.

### Viewing

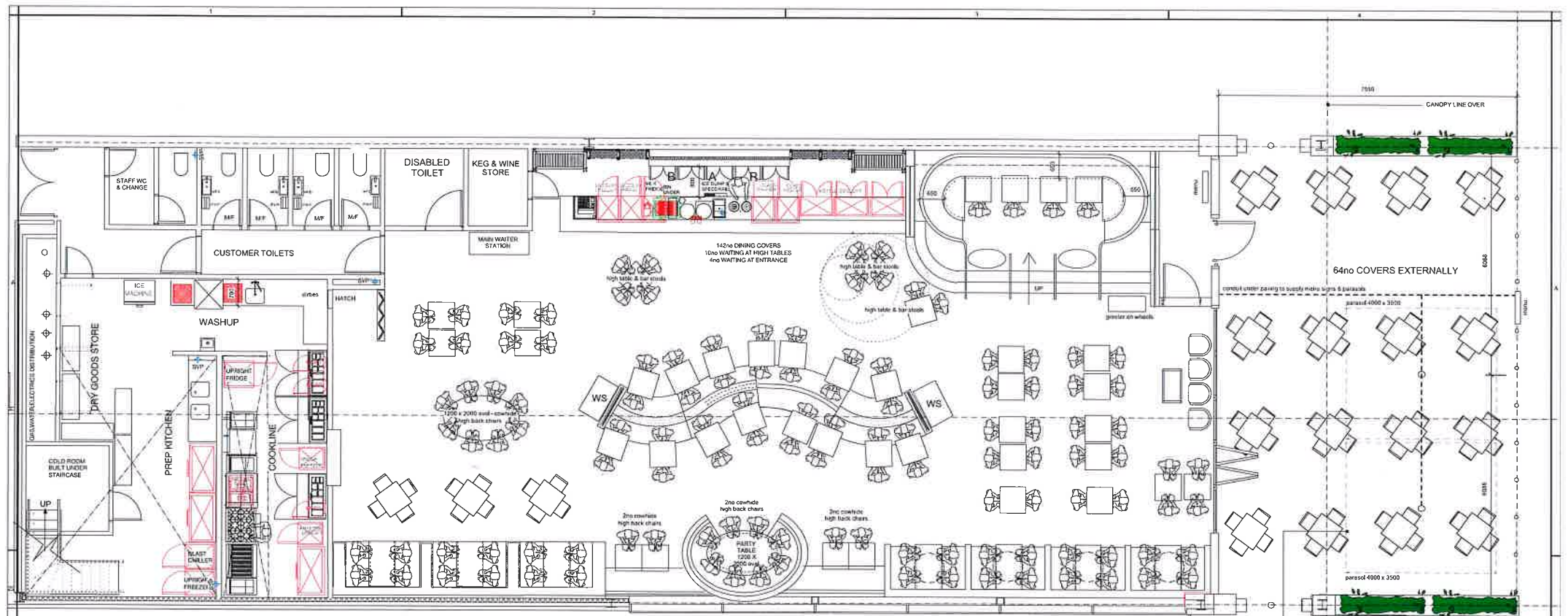
For further information and to arrange a viewing please contact Matthew Englander or Richard Negus on -  
Tel: 020 7836 7826 or Email: [matthew.englander@agg.uk.com](mailto:matthew.englander@agg.uk.com) / [richard.negus@agg.uk.com](mailto:richard.negus@agg.uk.com)

### EPC

An EPC report has been commissioned and will be made available upon request.



Source: Google Maps. Not to scale - Provided for indicative purposes only.



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1 meter  
SCALE BAR  
5 meters

client: PREZZO PLC

site address: **CHIMICHANGA**  
UNIT G8  
MILTON KEYNES STADIUM

drawing title: GENERAL ARRANGEMENT

job no:	dwg no:	revision:	scale:
262	C03	A	1:50 @ A1

issued by: AS BUILT